

City Of Sandersville
Zone Change
Application Requirements

In order for your application to be considered you ~~Must~~ comply with the Planning and Zoning requirements listed below:

1. Submit a current plat of subject property showing:
 - a) Location and dimensions of property
 - b) Location of present structure (if any) showing dimensions from front, rear, and sides of property lines.
 - c) Dimensions and location of proposed structure on property
2. Application must contain the following information:
 - a) Name, address, and telephone number of owner or authorized agent (if applicable)
 - b) Present zoning classification
 - c) Proposed zoning classification
 - d) Reason for requesting change
 - e) Application signed by petitioner who must be owner of property or have a documented legal interest in the property. If applicant is different from the owner, written notarized permission by owner is required and must be attached
3. Application must show amount of any gift or campaign contribution made by the petitioner or by any person who has a financial interest in the petition, if the petitioner is a partnership, corporation, or other business entity to the Mayor, any member of the City Council, or Planning and Zoning Commission during the three (3) years immediately preceding the filing of the petition.
4. Payment of \$250.00 submitted along with a properly completed Application and plat.
5. Within three days after the petition has been accepted by the Planning and Zoning Administrator a public hearing sign must be posted on the property. The Administrator will advise you of the proper preparation of the sign.

City of Sandersville
Zone Change Application

City of Sandersville Planning and Zoning Commission

No. 2026-14

Owner's Name: Michael J. Garska

Address: 271 S. Anderson Dr.

Telephone Number: 478-232-9490

Authorized Agent's Name: Mike Garska

Address: 271 S. Anderson Dr.

Telephone Number: 478)232-9490

I hereby request a zone change for the following parcel of land, which is located in a County zone.

Legal description as follows (attach plat & description):

attached

Known as:

Parcel # 110A 013

Zone Change is requested for the following reason(s):

To connect to City water & sewer

****I hereby swear that all above information is true and correct to the best of my knowledge****

X Michael J. Garska
Signature of Owner/Authorized Agent

8/7/26
Date

Michael J. Garska
Printed Name

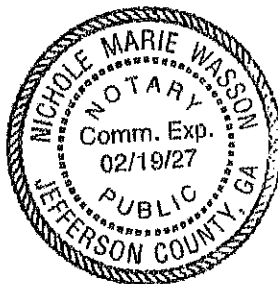
SUBSCRIBED AND SWORN BEFORE ME ON THIS

7th DAY OF August, 2026

Nichole Marie Wasson
Notary Public

My Commission Expires:

2/19/2027



Sec. 8-4-144 Public Hearing Notification

The building inspector shall then prepare and cause to be published at least once in the Sandersville Progress, a newspaper of general circulation within the territorial boundaries of the city and its official organ, a notice of the public hearings which will be held by the Planning and Zoning Commission and the Mayor and City Council, stating the time, place and purpose of such hearings, the location of the property, the name of the owner thereof, the present zoning classification of the property, and the proposed zoning classification of the property. The publication of said notice shall be published at least 15 days, but not more than 45 days prior to the date of the hearings. Public hearings shall also be held by the Planning and Zoning Commission on amendments to this ordinance initiated by the Mayor and City Council or by the Planning and Zoning Commission, and notice of such hearings shall be published as hereinbefore provided for notices of hearings on petitions of owners for rezoning. Such notices shall also state the location of the property, the present zoning classification of the property, and the proposed zoning classification of the property. (Ord. of 2/2/81, as amended by Ord. of 6/6/88)

Sec. 8-4-145 Sign Requirements for Public Hearings

(a) Within three (3) days of filing a petition for a change in zoning, the petitioning party shall cause to be erected in a conspicuous location on the subject property a sign. The required sign shall be at least nine (9) square feet (3' x 3') and shall contain a message composed of black letters three (3) inches high upon a white background which shall read as follows:

Public Hearing Notice Zone Change

A public hearing will be held at Sandersville 134 Malone St Council chambers
designated location
8-24-26 @ 5pm on Aug. 24, 2026 by
time (am or pm)
the Planning and Zoning Commission then; at 5pm
time (am or pm)
on Sept. 8, 2026 by the Mayor and Council to consider the zone change request
date

as provided for in the City Zoning Ordinance.

Present zone is County

Proposed zone is R-2

The amount of any gift or campaign contribution made by the petitioner or by any person who has a financial interest in the petition, if the petitioner is a partnership, corporation, or other business entity to the mayor, any member of the City Council or Planning and Zoning Commission during the three (3) years immediately preceding the filing of such petition:

No gifts of campaign contributions made

I certify that I have received a copy of Article J, Ordinance, Amendments and Zoning Changes, and Policies, Procedures, and Standards from the City of Sandersville's Planning & Development section of the Sandersville City Code Book. (Article I can be printed from City of Sandersville's Code of Ordinances Title 8, sec. 8-4-141 through 8-4-162).

x Michael J. Hansen
Signature

8/26/26
Date

City of Sandersville
PUBLIC HEARING NOTICE

A public hearing will be held by the Planning and Zoning commission on August 24, 2026 at 5:00pm in the council chambers located at 134 Malone Street, and then the Mayor and Council on September 8, 2026 at 5:00 p.m. in the City Council Chambers located at 134 Malone Street to receive public input regarding request #2026-14; Request is to annex 271 South Anderson Drive into the City per the request of the Owner Michael J Garska. Mr. Garska asked to annex into the city for City utilities such as water and sewage. This parcel will be contiguous with other City property, The parcel to be annexed 110A 013 touches already annexed parcel 110A 012J.

Persons with special needs relating to handicapped accessibility or foreign language should contact Ben Avant prior to the above date at 478-552-2525, or 141 West Haynes Street, between the hours of 8:00 am and 5:00 p.m. Monday through Friday, except for holidays.

Do not use info below this line in the actual ad.

Please run this ad in the legal section for one week beginning with the April 13, 2026 edition.

Thank you.

Ben Avant
Building and Zoning Manager
City of Sandersville

Applicant Acknowledgement

A copy of Article J – Ordinance, Amendments, and Zoning Changes Policies, Procedures and Standards from the City of Sandersville Code of Ordinances is to be given to all applicants who bring zoning changes either for the rezoning of property or for text amendments and all applicants will sign a statement acknowledging receipt of a copy of this article.

Received by:

Michael J. Gorska

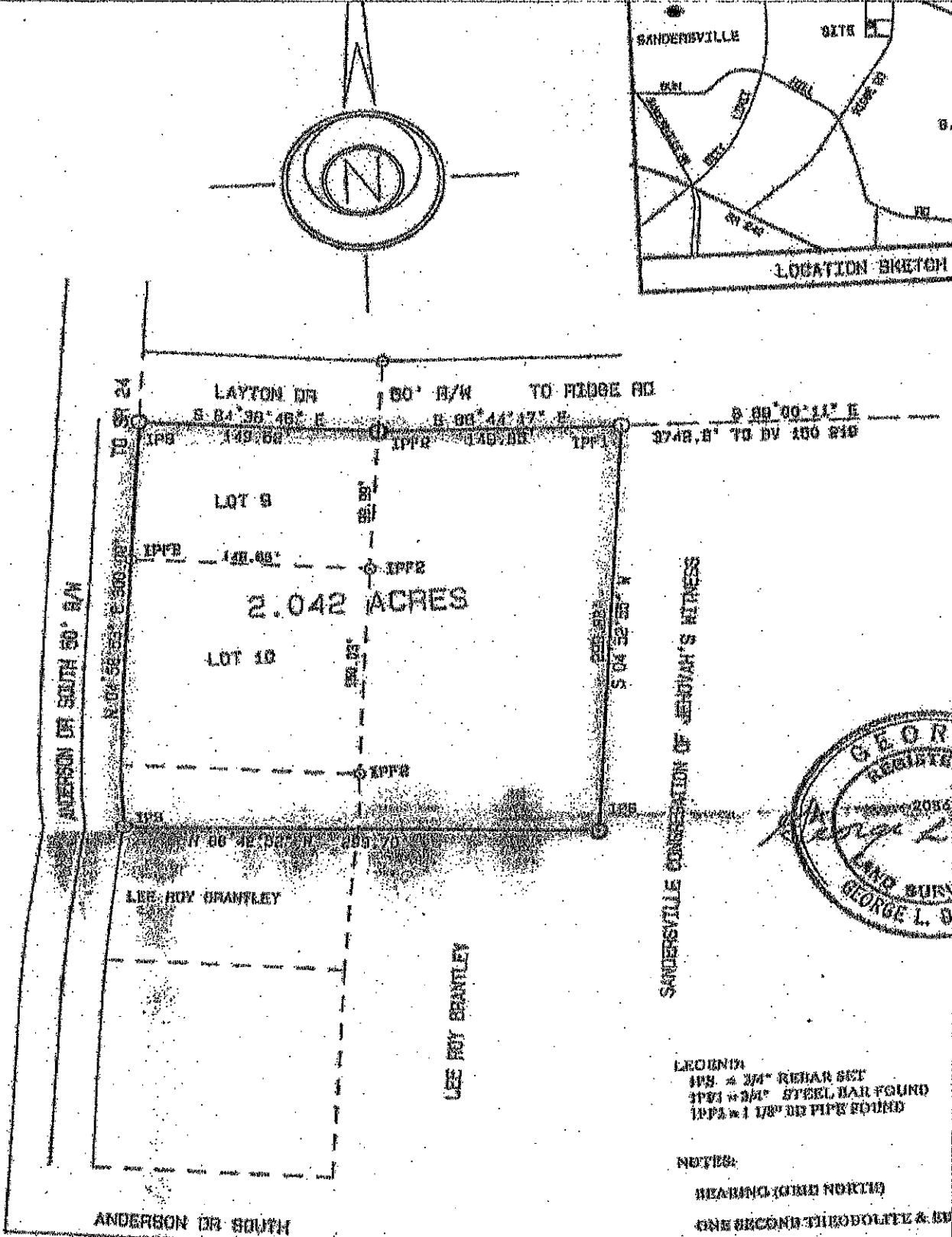
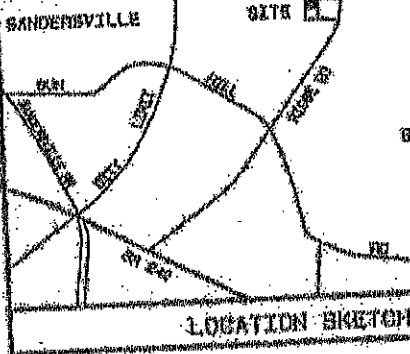
Print Name:

Michael J. Gorska

Date:

8/5/26





PLAFTER
LEE ROY BRANTLEY
MARGARET L. BRANTLEY
99 C M D WASHINGTON CO. GA.
SUTHER VILLAGE SUBDIVISION

LEONIN
199. = 3/4" RICHAR SET
1991 = 3/4" STEEL BAR FOUND
1991 = 1 1/8" DR PIPE FOUND

NOTES

此致在案特此 (C) 1992 年 10 月 1 日

THE FIELD DATA UPON WHICH
BASED HAS A CLOSURE FREQUENCY
7387 HERTZ AND AN ANGULAR
POINT AND WAS ADJUSTED UP

THIS MAP OR PLAT HAS BEEN
CLOSURE AND IS FOUND TO BE
CORRECT IN 2000 FEET.

EXHIBIT "A"

All that tract or parcel of land lying and being in the 93rd G. M. District of Washington County, Georgia and containing 2.042 acres, more or less and being Lot Number 22, Block "A", Unit 2, as shown in Plat Book 1-W, page 140, Washington County records, which plat is incorporated herein by this reference and made a part of this description; said property being shown as 271 South Anderson drive according to the present system of numbering in Washington County, Georgia.

MTC

STATE OF GEORGIA
COUNTY OF WASHINGTON

John A. Dana, Atty.
P. O. Box 20
Sandersville, GA 31082

WARRANTY DEED

THIS INSTRUMENT, made this 27th day of October in the year of our Lord One Thousand Nine Hundred and Ninety-Five between Lee Roy Brantley of the County of Washington and State of Georgia of the first part, and Michael J. Garska of the County of Washington and State of Georgia of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all the following described property, to wit:

All that certain tract or parcel of land with improvements thereon, containing 2.042 acres, more or less, lying and being in the 93rd S.M.D., of Washington County, Georgia, on South Anderson Drive being more particularly shown on a plat of survey entitled, "Plat for Lee Roy Brantley - Margaret L. Brantley" by George L. Dickson, Registered Land Surveyor, dated May 8, 1991 of record in Plat Book 1-10, page 140, Washington County public records. Said plat is by reference incorporated herein as part of this description.

Deed References: Deed Book 4-4, page 28 and Deed Book 5-2, page 2, Washington County public records.

TO HAVE AND TO HOLD, The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of him the said party of the second part, his heirs and assigns, in fee simple.

And the said party of the first part, for his heirs, executors, and administrators, will warrant and forever defend the right and title to the above described property unto the said party of the second part his heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part, has hereunto set his hand and affixed his seal the day and year above written.

Signed, sealed and delivered
in the presence of:

Michael J. Garska
Official Witness

John A. Dana
Notary Public

Notary Public, Washington County, Ga.
My Commission Expires Oct. 10, 1996.

Lee Roy Brantley
Lee Roy Brantley

WASHINGTON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
Paid \$ 114.00 On OCT 27 1995

James L. Anderson
Chas. of Superior Court

JOHN A. DANA
Attorney at Law
610 WEST TRAVELERS STREET
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SANDERSVILLE, GEORGIA
31082
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